

2014SP-089-001

12TH & PARIS

Map 118-01, Parcel(s) 163-165
Council District 17 (Sandra Moore)
Staff Reviewer: Lisa Milligan

A request to rezone from CS and R8 to SP-MU zoning for properties located at 2814 12th Avenue South and Paris Avenue (unnumbered), at the northeast corner of 12th Avenue South and Paris Avenue, (0.64 acres), to permit a mixed-use development with up to 6 residential units, requested by Civil Site Design Group, applicant; 1221 Partners, LLC, owner (See Also Community Plan Amendment Case No. 2015CP-010-001).

Staff Recommendation: Approve with conditions and disapprove without all conditions, subject to approval of the associated policy change.

APPLICANT REQUEST

Preliminary SP to permit mixed-use development.

Preliminary SP

A request to rezone from Commercial Services (CS) and One and Two-Family Residential (R8) to Specific Plan-Mixed Use (SP-MU) for properties located at 2814 12th Avenue South and Paris Avenue (unnumbered) (0.64 acres) to permit a mixed-use development with up to 6 residential units.

Existing Zoning

One and Two-Family Residential (R8) requires a minimum 8,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 5.79 dwelling units per acre including 25 percent duplex lots. *R8 would permit a maximum of 1 lot with 1 duplex lot for a total of 2 units.*

Commercial Service (CS) is intended for retail, consumer service, financial, restaurant, office, self-storage, light manufacturing and small warehouse uses.

Proposed Zoning

Specific Plan-Mixed Use (SP-MU) is a zoning district category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan includes residential uses, retail uses, and office uses.

Critical Planning Goals

- Create Walkable Neighborhoods
- Supports a Variety of Transportation Choices
- Supports Infill Development

The proposed development supports several critical planning goals. By adding a mixture of uses and improving sidewalks, the development is creating a more walkable neighborhood. The proposed retail uses will be a destination for existing nearby residences and the ground floor uses will be active providing for an interesting streetscape that promotes walking. The development is along an existing bus route and creates more opportunity for transit ridership by providing for services along the route. The plan supports infill development on an underutilized urban site placing more intensity in a location where infrastructure is available placing less burden upon Metro.

GREEN HILLS MIDTOWN COMMUNITY PLAN

Current Policy

T4 Urban Neighborhood Maintenance (T4 NM) policy is intended to preserve the general character of urban neighborhoods as characterized by their development pattern, building form, land use and associated public realm. T4 NM areas will experience some change over time, primarily when buildings are expanded or replaced. When this occurs, efforts should be made to retain the existing character of the neighborhood, in terms of its development pattern, building form, land use and the public realm. Where not present, enhancements are made to improve pedestrian, bicycle and vehicular connectivity.

T4 Urban Neighborhood Center (T4 NC) policy is intended to preserve, enhance, and create urban neighborhood centers that are compatible with the general character of urban neighborhoods as characterized by the service area, development pattern, building form, land use, and associated public realm. Where not present, enhance infrastructure and transportation networks to improve pedestrian, bicycle and vehicular connectivity. T4 Urban Neighborhood Centers are pedestrian friendly areas generally located at intersections of urban streets that contain commercial, mixed use, civic and public benefit land uses, with residential only present in mixed use buildings. T4 Urban Neighborhood Centers serve urban neighborhoods within a 5 minute walk.

DRAFT Preferred Future Policy

No changes proposed.

Proposed Policy

T4 Urban Neighborhood Center (T4 NC) is intended to preserve, enhance, and create urban neighborhood centers that are compatible with the general character of urban neighborhoods as characterized by the service area, development pattern, building form, land use, and associated public realm. Where not present, enhance infrastructure and transportation networks to improve pedestrian, bicycle and vehicular connectivity. T4 Urban Neighborhood Centers are pedestrian friendly areas generally located at intersections of urban streets that contain commercial, mixed use, civic and public benefit land uses, with residential only present in mixed use buildings. T4 Urban Neighborhood Centers serve urban neighborhoods within a 5 minute walk.

Consistent with Policy?

Yes. The portion of the development fronting on 12th Avenue South is currently within the T4 Neighborhood Center Policy. Staff is recommending approval of the policy change for the parcel fronting on Paris Avenue to become T4 Neighborhood Center. The proposed development is consistent with the existing and proposed policy in that it is providing an intensified use within an existing neighborhood center. Residential uses are being incorporated into the development which enhances the neighborhood by providing for an additional housing option.

PLAN DETAILS

The site is located at 2814 12th Avenue South and Paris Avenue (unnumbered) at the northeast corner of 12th Avenue South and Paris Avenue. The site is approximately 0.64 acres in size. There is currently an existing commercial building fronting on 12th Avenue South and the remainder of the property is used for parking or is vacant.

Site Plan

The plan proposes to keep the existing building that is located at the corner of 12th Avenue South and Paris Avenue and to add a building around and over the existing building. The existing building is a 1-story commercial building. The addition is proposed to include retail on the 1st floor, office on the 2nd floor and six multi-family residential units on the 3rd floor. The maximum height of the building is 3 stories. There is a stepback for the 3rd floor from both 12th Avenue South and Paris Avenue, ranging from 15 feet to just under 20 feet. The stepback along Paris Avenue is 15 feet.

A two level parking structure is proposed behind the three story building. The structure will have one level of parking at street level and one level below street level. Buffering and screening is being provided where the parking structure abuts existing residential properties. A knee wall and landscaping is being proposed adjacent to Paris Avenue to screen the parking area. The applicant moved the parking structure closer to 12th Avenue South with the resubmitted plan.

Access to the parking structure is proposed from Paris Avenue and from the existing alley to the north of the property. A 4' planting strip and 6' sidewalk is being proposed along the Paris Avenue frontage. The Major and Collector Street Plan requires a 12' sidewalk along 12th Avenue South, which is not being provided. Staff recommends that, if approved, a condition be added to comply with the Major and Collector Street Plan along the portion of the frontage where the new building is being added.

ANALYSIS

The site plan is consistent with T4 Urban Community Center adjacent to T4 Neighborhood Maintenance. The plan is providing for additional buffering and improves upon the current use of the property.

FIRE DEPARTMENT RECOMMENDATION

Approve with conditions

1. Fire Code issues for the structures will be addressed at permit application review.

STORMWATER RECOMMENDATION

Approved

WATER SERVICES

Approved

PUBLIC WORKS RECOMMENDATION

No exception taken

1. The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works. Final design may vary based on field conditions.

TRAFFIC AND PARKING RECOMMENDATION

No exception taken

Maximum Uses in Existing Zoning District: **CS**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (814)	0.29	0.6 F	7,579 SF	362	14	40

Maximum Uses in Existing Zoning District: **R8**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Two-Family Residential (210)	0.34	5.44 D	2 U*	20	2	3

*Based on one two-family lot.

Maximum Uses in Proposed Zoning District: **SP-MU**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (814)	0.63	-	7,000 SF	338	13	39

Maximum Uses in Proposed Zoning District: **SP-MU**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Office (710)	0.63	-	14,000 SF	294	39	95

Traffic changes between maximum: **CS** and **R8** and **SP-MU**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+250	+36	+91

METRO SCHOOL BOARD REPORT

Projected student generation existing R8 district: 0 Elementary 0 Middle 0 High

Projected student generation proposed SP-MU district: 0 Elementary 0 Middle 0 High

The proposed SP-MU zoning district will not generate any additional students than the existing zoning.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions subject to the approval of the associated community plan amendment. If the community plan amendment is not approved, staff recommends disapproval.

CONDITIONS

1. Uses shall be limited to up to 6 multi-family residential dwelling units, office, and retail uses.
2. The 12th Avenue South frontage shall include a sidewalk 10 feet in width by increasing the building setback or removing on street parking.
3. On the corrected set of plans, the proposed parking must meet or exceed the required parking.
4. On the corrected set of plans, provide bike parking as per the adopted Bicycle Parking Ordinance.
5. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the MUN-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
6. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.
7. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an

ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.

8. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

Items 1a and 1b were heard and discussed together.

Ms. Milligan presented the staff recommendation of approval.

Kevin Gangaware spoke in favor of the application.

James Kennan, architect, spoke in favor of the application.

Mark Deutchmann spoke in favor of the application and noted that they have worked with the councilmember and the neighbors and have the approval of the neighborhood groups.

Ken Winter, 1021 Paris Ave, spoke in favor of the application.

Neil Anderson, Kirkwood Drive, spoke in favor of the application and noted he'd like people to stop parking by the stop sign and fire hydrant.

Chairman McLean closed the Public Hearing.

Ms. Blackshear asked for clarification on storm water circumstances.

Mr. Gee spoke in favor of the application and noted that the developer has worked well with the neighborhood.

Ms. LeQuire spoke in favor of the application.

Mr. Haynes moved and Ms. Farr seconded the motion to approve Item 1b with conditions and disapprove without all conditions. (7-0)

Resolution No. RS2015-86

"BE IT RESOLVED by The Metropolitan Planning Commission that 2014SP-089-001 is **Approved with conditions and disapproved without all conditions. (7-0)**"

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